

### 35-311 Use Regulations

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TABLE 311-2 NON-RESIDENTIAL USE MATRIX												
	PERMITTED USE	O-1 & O-1.5	O-2*	NC	C-1	C-2	C-3	D	L	I-1	I-2	ERZD (LBCS Function)
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<a href="#">Service</a>	<a href="#">Food, Mobile Food Court (subject to 35-399)</a>					<a href="#">P</a>	<a href="#">P</a>	<a href="#">S</a>	<a href="#">P</a>			<a href="#">S</a> <a href="#">2550</a>

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**Table 311-2a  
Nonresidential Use Matrix**

		Urban		Rural		Farm		Mixed Industrial					
	PERMITTED USE	UD Major Node	UD Minor Node	RD Major Node	RD Minor Node	FR Ag Commercial	VILLAGE CENTER FR / FR Minor Node	MI - 1	MI-1 Minor Node	VILLAGE CENTER - M1	MI - 2	MI-2 Minor Node	VILLAGE CENTER - M2
<a href="#">Service</a>	<a href="#">Food, Mobile Food Court (subject to 35-399)</a>	<a href="#">P</a>	<a href="#">P</a>						<a href="#">P</a>	<a href="#">P</a>		<a href="#">P</a>	<a href="#">P</a>

**35-358. “AE-1”, “AE-2”, “AE-3”, and “AE-4” Arts and Entertainment Districts.**

**(b) Administration.**

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**TABLE 358-1  
ARTS AND ENTERTAINMENT SPECIAL ZONING DISTRICTS USE MATRIX**

			AE-2			
	PERMITTED USE	AE-1	Corner	Interior	AE-3	AE-4
<a href="#">Service</a>	<a href="#">Food, Mobile Food Court (subject to 35-399)</a>	<a href="#">P</a>			<a href="#">P</a>	<a href="#">P</a>

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**[35-399. Mobile Food Courts](#)**

(a) **Generally.** Where permitted pursuant to Section 35-311, Mobile Food Courts shall comply with the following:

**1) Location and Placement**

- A. Mobile Food Courts shall comply with dimensional standards of 35-310, Table 310-1.
- B. All activity must occur on private property outside of the public right-of-way unless the City of San Antonio has executed a license agreement authorizing such activity.
- C. Each Mobile Food Court shall be located at least 200 feet away from any single-family residential use or single-family zoning district, measured from property line to property line.
- D. Vehicular drive-through service of food and/or beverages shall not be permitted except upon a specific use authorization of the City Council for that portion of the property with the drive through.
- E. No more than ten (10) individual mobile food establishment units are permitted per Mobile Food Court site, provided however that additional mobile food establishment units may be permitted by specific use authorization of the City Council.
- F. No mobile food establishment or vending unit, structures associated with the mobile food court use, nor any seating areas shall be located in a required zoning setback, buffer yard, access easement, drainage easement, floodplain, driveway, utility easement and/or fire lane.

**2) Site Development Standards**

- A. The provisions of Article V shall apply to Mobile Food Courts.
- B. The placement of the mobile food establishment unit shall not impede traffic nor visually impair any motor vehicle operation within a parking lot, driveway or street.
- C. A minimum twenty (20) foot wide fire apparatus access route shall be provided around the periphery of any mobile food court.
- D. Mobile Food Courts shall require an all weather surface as defined in Section 35-A101..
- E. Mobile Food Courts shall provide parking in accordance with 35-526, Table 526-3b. Occupation of any parking spaces by a mobile food establishment unit shall not reduce any required parking spaces for the principal use on a lot.
- F. Electrical service may be provided by a permitted temporary electrical connection (or other permitted connection provided by an electric utility) or on-board generators.
- G. Permanent restroom facilities shall be provided.

**3) Performance Standards**

- A. The visual and structural integrity of the mobile food establishment unit must be maintained continuously.
- B. No outside sound amplifying equipment, or noisemakers, such as bells, horns, or whistles shall be permitted except where City Council has approved a specific use authorization for live entertainment and such

outside sound is limited to those activities described in the definition of live entertainment in Section 35-A101.

- C. Lighting shall comply with Section 35-392, and if applicable the Military Lighting Overlay District requirements.
- D. All signage shall comply with Chapter 28, Signs and Billboards. For the purposes of on-premises signs, signage visible on the mobile food establishment shall be considered an attached sign. Signage for each mobile food establishment shall be affixed only to the unit. The following sign types are prohibited:
1. Freestanding signs with the exception of one single-tenant sign per street frontage to identify the name of the Mobile Food Court and one incidental sign per driveway where the sign complies with Section 28-241(e)(6)
  2. Temporary signs
  3. Off-premises signs
  4. Digital display signs
- E. The noise level of mechanical equipment and generators used in association with a mobile food establishment may not exceed 63 decibels when measured at the property lines of the Mobile Food Court.

The provisions of subsection (a) shall not apply to mobile vendor food courts established in the “ED” entertainment district operated or managed or otherwise maintained by an amusement park.

- (b) **Lot Requirements.** A mobile food court shall be platted in accordance with the subdivision procedures of Article 4 of this Chapter.

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### **35-526 Parking & Loading Standards**

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- (b) **Table of Off-Street Parking Requirements**

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**TABLE 526-3b**  
**Parking in Nonresidential Use Districts**

	<i>PERMITTED USE</i>	<i>Minimum Vehicle Spaces</i>	<i>Maximum Vehicle Spaces</i>
<u>SERVICE</u>	<u>Food, Mobile Food Court</u>	<u>2 per mobile food establishment unit</u>	<u>5 per mobile food establishment unit</u>

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### 35-A101. Definitions and Rules of Interpretation.

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#### (b) Definitions.

Words with specific defined meanings are as follows:

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**Food, Mobile Food Establishment.** A “Mobile Food Establishment” is a business that serves food or beverages from a self contained unit, either motorized or in a trailer on wheels, and conducts all or part of its operations on premises other than its own and is readily movable, without disassembling, for transport to another location. The term “Mobile Food Establishment” shall not include individual nonmotorized vending carts or motorized mobile ice cream/frozen dessert vendors.

**Food, Mobile Food Court.** A “Mobile Food Court” is a parcel or group of parcels of land where three or more mobile food establishments congregate to offer food or beverages for sale to the public as the principal use of the land. This definition shall not be interpreted to include a congregation of mobile food establishment as a secondary and/or accessory use of the land.

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~~**Mobile food vending.** A food service establishment mounted on a vehicle; for purposes of this definition a vehicle shall mean every device in, upon, or by which any food is or may be transported, pushed or drawn.~~

**Mobile Food Vending, Base of Operation.** The location where a mobile food vending vehicle originates, and is returned for cleaning, storing or stocking. Food preparation for catering is permitted. A mobile food vending base of operation shall not include activities associated with the “Food, Mobile Food Court” as defined in this section.